



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**

August 17, 2020

7:00 p.m.

**Special Meeting**

Lyman Memorial High School Auditorium, 917 Exeter Road

Members Present: James Jahoda (Chair), Robin Chesmer, Francis Malozzi, Thomas Meyer, Keith LaPorte, Thomas Benoit, Wayne Budney, Allyn Miller (Alternate), Ethan Stearns (Alternate), Julie Chalifoux (Alternate)

Also Present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Catherine McCall (minutes)

**I. CALL TO ORDER**

Chairman Jahoda called the meeting to order at 7:00 p.m. and appointed Julie Chalifoux a voting member in place of Wayne Budney.

**II. NEW BUSINESS**

- a. PZ-20-8826: Tricia Lee Nolan, 1334 Exeter Road, Assessors Map 254, Lot 50.004. Request for Home Occupation permit per Zoning Sec. 7.5a. to conduct arts and crafts classes for up to 5 students and retail sales. Discuss and act.

Tricia and Stanley Nolan were present. Mrs. Nolan stated she was looking to conduct classes for up to five (5) students in her home between the hours of 10:00 a.m. and 5:00 p.m. The Commission questioned the need for retail sales, and Mrs. Nolan removed the retail use of her property from her application.

**MOTION made by Francis Malozzi to approve application PZ-20-8826 to allow classes to be conducted as a Home Occupation for up to five (5) students between the hours of 10:00 a.m. through 5:00 p.m. with no retail sales permitted. MOTION seconded by Thomas Meyer and unanimously approved.**

Julie Chalifoux relinquished her voting rights to Wayne Budney who arrived at 7:05 p.m.

- b. PZ-20-8827: Juli and Darrin Wertz, 229 Hoxie Road, Assessor's Map 284, Lot 3. Request for Home Occupation permit per Zoning Sec. 7.5a. to roast coffee beans and ground coffee to sell online and at farmers markets.

Juli and Darrin Wertz were present. Mrs. Wertz amended her application to be a 500-gram coffee roaster and not a 500-kilogram roaster. The roasting room is in the basement of her home and makes no noise or odor outside of her property.

**MOTION made by Keith LaPorte to approve PZ-20-8827 with a maximum 500-gram roaster and subject to the approval of the UNCAS Health District. MOTION seconded by Francis Malozzi and unanimously approved.**

- c. Regulation Review Subcommittee Report recommending amendments to Zoning Regulation Sections 2.2, 4.2, 4.7b, 5.1, 5.2, and 8.8 to allow Planned Residential Apartments or Condominium Development in the Business Zone. Discuss and act.

Subcommittee Chair Thomas Meyer presented the report which recommends amending the Zoning Regulations to allow planned residential development in the Business Zone. Mr. Chester noted that allowing this use would not preclude business uses. Allyn Miller stated that if this was to be allowed in the Business Zone it should be allowed anywhere in town on 20 acres. Francis Malozzi questioned the impact to police, fire, and school services. Robin Chesmer believes the number of units per building in any particular housing project should be limited to maintain the village feel and rural quality of the town. James Jahoda believes it would be advantageous to hear input from the town's people regarding this proposal.

**MOTION made by Thomas Meyer, which was seconded by Wayne Budney, to accept the zone change application and hold a public hearing at 7:00 p.m. on October 19, 2020. MOTION approved 5-2-0 with Robin Chesmer and Francis Malozzi opposed.**

### **III. OLD BUSINESS**

### **IV. TOWN PLANNERS REPORT**

Mr. Chester reported that he and the First Selectman had met with the prospective operator of the Green Store who planned to open sometime in September.

### **V. EXECUTIVE SESSION**

The Commission entered Executive Session at 8:20 p.m. with the Town Planner and First Selectman to discuss pending litigation and enforcement matters. The Commission exited Executive Session at 8:35 p.m. with no action taken.

### **VI. REVIEW DRAFT PLAN OF CONSERVATION AND DEVELOPMENT**

The Commission chose to table discussion on this item until a special meeting can be coordinated for next week.

### **VII. MEETING MINUTES:**

Motion by Keith LaPorte, seconded by Francis Malozzi, to approve the July 20, 2020 Regular Meeting minutes. Motion unanimously approved.

### **VIII. COMMUNICATIONS**

### **IX. ADJOURNMENT**

The Commission adjourned at 8:48 p.m.

Respectfully submitted,  
Catherine McCall